



NELSON BUILDINGS
45,345 SQUARE FEET AVAILABLE
LAUDERDALE COUNTY

900 South Chestnut
 Florence, AL 35630

Former Use: I Industrial
 Zoning: I-1 Light Industrial
 Sale Price: \$1.725 million Lease:
 Type of Lease:



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Warehouse (4)	38,948	various	12 – 20'	N/A	4 – 6"	No	No
Office (2)	6,397	8'		N/A	wood	yes	No

Specifications	
Total Square Feet:	45,345
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
#Acres:	11.5
#Developable Acres:	6.25

Construction	
Built:	1960
Additions:	Various
Expandable:	Yes
Exterior:	Metal Siding
Interior:	
Reinforced Concrete Floor:	Yes
Roof:	Metal
Fire Rating:	4

Facilities		
	Qty	Dimensions
Dock High Doors with Levelers:	2	
Dock High Doors without Levelers:	0	
Drive-In Doors:	0	
Overhead Cranes:	2	50' - 30'
Parking Spaces:		
Primary Lighting:		
Bldg. Dimensions		

Utilities		
	Provider	Service
Electric:	Florence Utilities	1) 25 KVA, single phase, 120/240 volt 2) 75 KVA, three phase, 120/240 volt 3) 300 KVA, three phase, 277/480 volt 4) 25 KVA, single phase, 120/240
Water:	Florence Utilities	4-inch
Wastewater:	Florence Utilities	8-inch
Natural Gas:	Florence Utilities	2-inch main and 3/4-inch service
Telecom:	AT&T	

Access		
Closest Interstate:	I- 65	43 miles
Miles to Hwy:	US Highway 72	0.5 miles
Rail Service:	Yes, Tennessee Southern	On north boundary
Closest Airport(s):	NW AL Regional Huntsville Int'l	7 miles 62 miles
Barge Site:	Yes	
Nearest Port:	Port of Florence	.25 miles

Contact
Shoals Economic Development Authority 20 Hightower Place, Suite 1, Florence, AL 35630 Phone: 256.764.0351 Fax: 256.764.3850 www.seda-shoals.com E-mail: shoalseda@seda-shoals.com

Comments
 15,000 s/f warehouse and 2,500 s/f building, along with adjacent property, for lease for \$3,975/month.

Warehouse buildings, 14,900 s/f and 14,344 s/f; office buildings, 2,500 s/f and 3,897 s/f; utility barn, 1,344 s/f; covered pole barn, 3,360 s/f. One building leased, rest is being used by commercial painting company.

Updated: 9/22/09